

Orpington

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Offices also at:

Bromley South/Park Langley
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Green St Green
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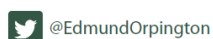
Petts Wood
T: 01689 819991



45 St Leonards Rise, Orpington, Kent, BR6 9NA

£475,000 Freehold

This extended, and well presented three bedroom bungalow must be viewed in order to be fully appreciated. Located in a very sought-after crescent, overlooking a green to the front, the property is close to local shops, bus routes and schools. Accommodation includes a 22'6 lounge which opens directly onto the rear garden, 12'10 kitchen, three bedrooms, and a beautifully appointed contemporary style shower room. The rear garden measures some 40', and there is parking to the front. There is also a detached garage approached via a shared driveway.



- Extended & very well presented
- Offered
- 22'6 lounge
- 12'10 fitted kitchen
- Three bedrooms
- Contemporary style shower room
- Approx. 40'0 garden
- Off road parking & garage
- Sought-after location - nr amenities
- Overlooking a pleasant green

Hallway

UPVc entrance door to front. Laminate flooring. Coving to ceiling. Access to loft space. Meter cupboard. Single panel radiator.

Lounge

22' 6" x 11' 0" (6.86m x 3.35m) With double glazed French doors leading directly onto the rear garden. Coving to ceiling. Contemporary style upright panel radiator, and additional double panel radiator. Attractive tiled fireplace with fitted fire. Multi pane door to:-

Kitchen

12' 10" x 7' 1" (3.91m x 0m) Attractively fitted with a modern range of wall, base and drawer units. Marble effect worktops. Partly tiled walls. Inset stainless steel single bowl single drainer sink unit. Double glazed window overlooking the rear garden. and double glazed door to side. Under cabinet lighting. Appliance space including plumbing for washing machine and dishwasher. Space for upright fridge./freezer. Integrated ceramic hob with oven under, and extractor above. Laminate flooring. Double panel radiator.

Bedroom 1

13' 4" into bay x 11' 1" (4.06m into bay x 3.38m) Double glazed diamond leaded light effect bay window to front overlooking the green, and with double panel radiator beneath. Coving to ceiling. Laminate flooring.

Bedroom 2

9' 11" x 7' 10" (3.02m x 2.39m) Double glazed window to side, and with single panel radiator beneath. Coving to ceiling.

Bedroom 3

9' 9" x 7' 2" max (2.97m x 2.18m max) Double glazed diamond leaded light effect window to front overlooking the green, and with single panel radiator beneath. Coving to ceiling.

Shower Room

Most attractively refitted with a white contemporary style suite comprising:- walk in shower cubicle with shaped full height screen, vanity wash hand basin with cabinet under, and low level WC. Downlighting. Colour coordinated tiled flooring, and fully tiled walls with decorative inserts. Ladder style radiator. Coving to ceiling. Double glazed obscure window to side.

Front Garden

Crazy paved area of off street parking, via shared driveway. Raised plant and shrub borders. With an outlook overlooking a pleasant green.

Rear Garden

Approximately 40' 0" (Approximately 12.19m) A pleasant, well maintained rear garden. Terrace. Mainly laid to lawn with borders. Pedestrian side access. Outside water tap.

Garage

With up and over door to front, and personal door to the garden.

Agent's Note:-

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: "D"

EPC Rating: "D"

Total Square Metres: 77.5

Total Square Feet: 835

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

Directions

From our office adjacent to Tesco in Orpington, continue to the War Memorial. Take the third exit proceeding southwards along Sevenoaks Road. Continue under the railway bridge and over the roundabout. Upon reaching The Crescent shops on the right hand side, turn right in to Oakleigh Gardens. At the top turn right into Northlands Avenue. Take the first left which immediately leads into St Leonards Rise with the green ahead of you. Turn right. The property will be found on your right hand side overlooking the green.

